

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update

Annual Plan for Fiscal Year: **FY 2001**

**SEDALIA MISSOURI
PUBLIC HOUSING AUTHORITY**

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED
IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN
APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Sedalia Missouri Public Housing Authority

PHA Number: MO074

PHA Fiscal Year Beginning: 01/01/2001

PHA Plan Contact Information:

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

- Main administrative office of the PHA

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at:

- Main administrative office of the PHA

PHA Plan Supporting Documents are available for inspection at:

- Main business office of the PHA

PHA Programs Administered:

Public Housing and Section 8 195 Units Public Housing & 70 Section 8 Vouchers

Annual PHA Plan Fiscal Year 20

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a separate file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the name of the attachment.

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ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Sedalia Housing Authority has determined that it plays an important role, in meeting the housing needs of Sedalia and surrounding Pettis County. Our plan has taken this role into consideration and by its design, will guide the PHA in continuing to be a viable housing resource in this community. We have partnered and worked together with our Resident Advisory Board, the City of Sedalia and other local agencies, to ensure this plan is broad-based and reflects the true needs of our community. We are confident that this plan exemplifies our strategies to provide safe, decent and affordable housing, promote economic opportunity and a suitable living environment

for the citizens we serve.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Sedalia Housing Authority has implemented a policy addressing the Community Service Requirement as established by the final rule (65 FR 16692, March 29, 2000) with this plan update.

As this was a significant policy, we conducted a Public Hearing, after a 45 day Public Notice period was given. The public hearing was for the entire contents of our Annual Plan and 5-Year Plan (annual update) as the Community Service Policy is a part of this planning document and process. We also established a Cooperative Agreement in the form of a Memorandum of Agreement with the Pettis County Division of Family Services. This document is also a part of this plan and is available for review at the PHA offices. The PHA in its first annual plan submission, addressed the other provisions of "QHWRA" of 1998, as applicable.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. **Yes** : Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 349,824.00

C. **Yes** : Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan is Attachment "X"

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment "X"

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. **No:** Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:

2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Relocation resources (select all that apply) Section 8 for units Public housing for units Preference for admission to other public housing or section 8 Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. **No:** Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. **No:** Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____
- C. **No:** Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

Resident Advisory Board (RAB) Recommendations and PHA Response

1. **Yes :** Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are Attached at **Attachment "D"**
3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
 - A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment _____.
 - Other:
 - 1) Worked with the Resident Advisory Board throughout the entire planning process starting with the first Annual Plan submission for FY 2000. This joint process in developing the Annual and 5-Year Plan resulted in agreement of plan components, thereby rendering changes irrelevant. The plan contains elements jointly agreed upon by

PHA management and the RAB where applicable including all discretionary plan principals.

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Missouri**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

■ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

■ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
1) Furthering Fair Housing by providing knowledge regarding fair housing rights
2) No Discrimination
3) Provide technical assistance to tenants regarding homeownership
4) Provide safe, decent and affordable housing for low-income households, families and elderly, persons with special needs
5) Provide opportunities for Residents to be heard in the planning process statewide

Other: (list below)

PHA Requests for support from the Consolidated Plan Agency

No Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: The State of Missouri Department of Economic Development has approved the Annual and 5-Year Plan as submitted originally for FY 2000. As there are no significant deviations and the scope of the annual and 5-year plans remain consistent, the PHA's plan is still in agreement with the objectives of our jurisdiction as outlined in the State's Consolidated Plan.

C. Criteria for Substantial Deviation and Significant Amendments

Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review

Substantial deviation or significant amendments or modifications are defined as discretionary changes in plans or policies of the Sedalia Housing Authority that fundamentally change the mission, goals, objectives, or plans of the authority and which require formal approval of the Board of Commissioners.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendment or modification to the annual plan is defined and stipulated in Part A. Substantial Deviation from the 5-Year Plan. Significant amendment as required by U.S. Department of Housing and Urban Development regulations, or an act of Congress, or legislation that fundamentally changes the Code of Federal Register, or policies that affect residents of public housing, or the outcomes of activities set forth in the Annual Plan will require a public hearing process and HUD review before implementation.

Attachment A**Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
Yes	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
Yes	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Yes	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Yes	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Any policy governing occupancy of Police Officers in Public Housing X check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
Yes	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method	Annual Plan: Rent

Applicable & On Display	Supporting Document	Related Plan Component
Yes	for setting public housing flat rents check here if included in the public housing A & O Policy	Determination
Yes	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Yes	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
Yes	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
Yes	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
Yes	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
Yes	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
Yes	Any required policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Yes	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Yes	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
Yes	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
Yes	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
Yes	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and

Applicable & On Display	Supporting Document	Related Plan Component
		Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Yes	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
Yes	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> Baseline law enforcement services for public housing developments assisted under the PHDEP plan; Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; Coordination with other law enforcement efforts; Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
Yes	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) check here if included in the public housing A & O Policy	Pet Policy
	The results of the most recent fiscal year audit of the PHA	Annual Plan: Annual

Applicable & On Display	Supporting Document	Related Plan Component
Yes	conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Small PHA Plan Update Page

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Table Library

ATTACHMENT: X PAGES 13-16

Annual Statement/Performance and Evaluation Report					
PHA Name: Sedalia Missouri Housing			Grant Type and Number MO16PO7450100		Federal FY o
Authority			Original Annual Statement		Grant 2001
Statement (revision no:)			Reserve for Disasters/ Emergencies Revised Annual		
Lin e No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expende
1	Total non-CFP Funds				
2	1406 Operations	34,982			
3	1408 Management Improvements	10,000			
4	1410 Administration	12,942			
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	15,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	35,000			
10	1460 Dwelling Structures	209,900			
11	1465.1 Dwelling Equipment–Nonexpendable	12,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	20,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	349,824			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	10,000			

24	Amount of line 20 Related to Energy Conservation Measures	20,000			
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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Sedalia Missouri Housing Authority	Grant Type and Number CFP MO16PO745100 Capital Fund Program #: Capital Fund Program #:	Federal FY of Grant: FFY2001
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Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Sta
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	Pr V
HA-WIDE Operations	A. Housing Operations Subtotal	1406	10%	34,982 34,982				
HA-WIDE Management Improvements	A. Staff Training B. Computer Upgrades Subtotal	1408 1408	6 20%	5,000 5,000 10,000				
HA-WIDE Admin. Costs	A. Partial Salary and Benefits for staff involved with Capital grant Subtotal	1410	5%	12,942 12,942				
HA-Wide Fees & Costs	A. A/E Design Subtotal	1430	100%	15,000 15,000				
MO 74001 Anthony Buckner Apartments	A. Renovate Bathrooms B. Renovate Kitchens C. Replace Interior Doors Subtotal	1460 1460 1460	15 units 15 units 20 units	60,000 84,000 60,000 204,000				
MO 074001B Casa Loma Apartments	A. Replace Storm Doors Subtotal	1460	13 units	5,900 5,900				
HA-Wide	A. Replace Appliances B. Replace DHW heaters	1465.1	10 pair 24 EA	6,000 6,000				
HA-WIDE	A. Replace Maintenance Equipment B. Playground Equipment C. Landscaping/Correct Drainage	1475 1450 1450	LS 1 2 sites	20,000 10,000 25,000				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

Capital Fund Program 5-Year Action Plan ATTACHMENT: XI PAGES 17-22

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
Original statement		
Development Number	Development Name (or indicate PHA wide)	
MO074001	ANTHONY BUCKNER APARTMENTS	
Description of Needed Physical Improvements or Management Improvements		Planned Start Date (HA Fiscal Year)
MO04001 Anthony Buckner		
A. Landscaping/Correct Site Drainage		2003, 2004
B. Renovate Kitchens		2001, 2002, 2003, 04, 05
C. Renovate Bathrooms		2001, 2002, 2003, 04, 05
D. Replace Interior Doors		2001, 2002, 2003, 04, 05
E. Replace Exterior Doors		2004, 2005
F. Replace Interior Light Fixtures		2004, 2005
G. New Parking/Sidewalks		2002, 2003, 2004, 2005
H. Sewer Rehab		2003, 2004, 2005
Total estimated cost over next 5 years		

Original Statement	CFP 5-YEAR Action Plan
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Development Number	Development Name
MO074001B	CASA-LOMA APARTMENTS

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>MO074001B Casa Loma</u> A. Replace Storm Doors B. Replace Sidewalks C. Replace Lock Sets D. New Security Lighting	5,900/29,500 5,000 7,000 3,000	2001, 2002, 2003, 04, 05 2003 2004 2002
Total Estimated Cost Over Next Five Years	44,500.00	

Original Statement	
CFP 5-YEAR PLAN	
Development Number	Development Name
MO074001	PHA WIDE

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>HA-WIDE</u>		
A. Operations	34,982/174,910	2001, 2002, 2003, 2004, 2005
B. Management Improvements	10,000/20,000	2001, 2002, 2003, 2004, 2005
C. Administration	12,942/64,710	2001, 2002, 2003, 2004, 2005
D. Fees and Costs	15,000/60,000	2001, 2002, 2003, 2004, 2005
E. Non-Dwelling Equipment	20,000/45,000	2001, 2002, 2003, 2004
F. Replace Appliances	6,000/30,000	2001, 2002, 2003, 2004, 2005
G. Replace DHW Heaters	6,000/24,000	2001, 2002, 2003, 2004, 2005
H. Energy Audit	16,000	2001
Total Estimated cost over next 5 years	434, 620.00	

Original Statement	
Development Number	Development Name
MO074	

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total Estimated cost over next 5 years		

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ _____
- B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R_____
- C. FFY in which funding is requested _____

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months_____ 18 Months_____ 24 Months_____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date

FY 1995						
FY1996						
Indicate each						
FY 1997						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	

9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

PHDEP Plan Goals and Activities

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$			
Goal(s)								
Objectives								
Proposed Activities		# of	Target	Start	Expecte	PHED	Other Funding	Performance Indicators

	Persons Served	Population	Date	d Comple e Date	EP Fundin g	(Amount/ Source)	
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount /Source)	Performance Indicators
1.							

2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							

3.							
----	--	--	--	--	--	--	--

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
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Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Serve d	Target Population	Start Date	Expected Comple te Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Perso ns Serve d	Target Population	Start Date	Expected Comple t e Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment: B Resident Member on the PHA Governing Board

1. **Yes** Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

Name of resident member(s) on the governing board:

Ms. Cindy Delph

How was the resident board member selected:?

Appointed

- C. The term of appointment is: **October 1, 2000 - June 30, 2001**
(filling an unexpired term)

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
Other (explain):

- B. Date of next term expiration of a governing board member: **November 30, 2000**

Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

MAYOR OF THE CITY OF SEDALIA, MISSOURI
MAYOR JANE A. GREY

Required Attachment C: Membership of the Resident Advisory Board

List members of the Resident Advisory Board or Boards:

President:	Ms. Jessica Weeks
V.P.:	Ms. Nancy Sims
Sec/Tres.:	Ms. Cindy Delph
Member:	Ms. Katie Briscoe
Member:	Ms. Connie Christian

ALL INTERESTED PHA AND SECTION 8 PROGRAM PARTICIPANTS CAN ATTEND RESIDENT ADVISORY BOARD MEETINGS. MEETINGS ARE POSTED IN ADVANCE IN THE MONTHLY NEWSLETTER.

Attachment D : Comments Of Resident Advisory Board

RE: 5 Year Annual Plan Recommendations

Dear Mr. Taylor:

After careful review and discussion of the Capital Improvements Overview, (including the annual plan components), the budget and previous (REAC) inspection reports, the Resident Advisory Board of the Sedalia Housing Authority makes the following recommendations for the PHA Plan.

- 1) replace all inside doors including closets at the Anthony Buckner Apartments
- 2) accomplish kitchen and bathroom renovations at the rate of at least 16 units per year.
- 3) select units to be renovated based on a ratio of bedroom size(s) and seniority/longevity of resident occupying unit.

The reason that we have selected Anthony Buckner Apartments are that these doors are in the poorest condition as a result of being approximately 30 years old. Thank you for your assistance and support in guiding us through this process and helping us to make a fair and reasonable recommendation for the PHA plan.

Sincerely,
Cindy Delph
Resident Advisory Board
Sedalia Housing Authority

The Resident Advisory Board works closely with PHA management and has been involved with the Annual and 5-Year Plan since its inception. Several meetings have been documented where the RAB and PHA discussed elements of the plan and capital improvements needs. The PHA is able to incorporate the recommendations of the RAB into its Capital plan without variation.

Attachment E : Safety & Security Measures Resulting From FY 2000 RASS Survey

The Sedalia Housing Authority is reviewing information from the FY 2000 RASS survey component as applicable to the safety and security needs of its residents.

Currently the PHA contracts for Security service, has installed security lighting (more is planned in the capital fund budget), is obtaining an Originating Agency Identifier from the FBI to enhance its Criminal Background Screening Process, has increased contact with the Sedalia Police Department and has passed and implemented a "NO-Trespass" Policy facilitated by the Sedalia PD.

The Sedalia PHA utilizes criminal background checks on all applicants, has adopted a "One Strike and You're Out" Policy, works closely with the Mayor and City council and many local agencies and organizations. All these efforts are designed to comprehensively assist the PHA in providing safe, decent and affordable housing for the citizens of our community.

A. Safety: The low score appeared to reflect an error on the part of the survey sample. It was not possible to determine the extent of any safety or crime problems, or to derive any methodology for improvements as the data did provide an specific details. The PHA feels that the above stated safety and crime measures now in place are adequate.

B. Communication: Again, we had difficulty in determining what the survey results indicate is a communication problem. The PHA does a monthly news letter to all residents, has an open door policy, and fully supports the efforts of the Resident Advisory Board.

Attachment F Progress in Meeting the 5-Year Plan Goals and Objectives

The Sedalia Housing Authority Board of Commissioners and all staff members continually strive to meet the goals and objectives set forth in our Annual and 5-Year Plans. Staff members hold monthly meetings to review the plan contents, policies, and goals. Key staff members are responsible for monitoring progress and reporting back to other staff members and the executive director as to measurable results. We are constantly looking for ways to adjust our plan and make recommendations for improvements in coming years. At the same time, Commissioners and staff stay abreast of all changes in regulations and guidelines as established by HUD.

With this update, our initial plan submission will have completed one year. Measurable results have been achieved, but because our plan is comprehensive by design, the period for obtaining significant results will span the course of the plan.